



City of Camarillo

Department of Community Development

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HOUSING POLICY
DEVELOPMENT, HCD

JAN 10 2011

January 6, 2011

Department of Housing and Community Development
Division of Housing Policy Development
PO Box 952053
Sacramento, CA 94252-2053

Subject: City of Camarillo General Plan Housing Element Annual Report for Year 2010

Enclosed is a copy of the Annual Report on the status of the city's General Plan Housing Element for the Year 2010.

If you have any questions, please feel free to contact me at your convenience.

Respectfully,

Robert W. Burrow, AICP
Director, Department of Community Development

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Enclosure: Housing Element Annual Report for Year 2010

**City of Camarillo
2010
General Plan Housing Element Annual Report**

Adoption: The Housing Element was adopted by the City Council on May 13, 2009 and certified by the State Department of Housing and Community Development in August 13, 2009.

Amendments/

Pending Amendments: There are no pending amendments.

INTRODUCTION

The Housing Element was certified by the State on August 13, 2009. This culminated a lengthy process of citizen, State, and City of Camarillo efforts to complete the updated Housing Element. Since adoption, the City has continued to implement the new and modified housing programs.

Annual Building Activity Report – 2010

Based on the City's 2010 report on annual building permit activities and prices/affordability at the time, 283 housing units (Catalina Heights) were completed in the City of Camarillo during 2010. The income distribution of this is: 0 very low income units, 283 low income units; 0 moderate income units; and 0 above moderate income units. This income distribution was derived based on deed restrictions imposed and affordability at the time of permit issuance.

Deed-Restricted Housing: The city, as a matter of practice, offers developers reduced development standards as incentives for inclusion of affordable units in housing developments. In the past, this has resulted in over 500 units of affordable housing. During 2010, 283 units of the 315-unit Catalina Heights military housing project were completed and are restricted to military personnel.

Second Units: No building permits for second residential units were issued in 2010. Pursuant to AB 1866, the city permits second residential units via a ministerial process.

(See Table A, for a detailed list of housing units completed during 2010.)

Income Criteria: The City of Camarillo uses the Department of Housing and Urban Development income criteria for the Oxnard–Thousand Oaks–Ventura Metropolitan Statistical Area (MSA) in determining eligibility for affordable housing programs.

EXHIBIT 1

Oxnard – Thousand Oaks – Ventura MSA								
FY 2010 Income Limit Area	Median Income	FY 2010 Income Limit Category	1 Person	2 Persons	3 Persons	4 Persons	5 Persons	6 Persons
Oxnard, Thousand Oaks, Ventura	\$86,700	Very Low (50%) Income Limit	\$30,350	\$34,700	\$39,050	\$43,350	\$46,850	\$50,300
		Extremely Low (30%) Income Limit	\$18,200	\$20,800	\$23,400	\$26,000	\$28,100	\$30,200
		Low (80%) Income Limit	\$48,300	\$55,200	\$62,100	\$68,950	\$74,500	\$80,000

Source: Department of Housing and Urban Development

Regional Housing Needs Allocation Progress

2008-2014 Housing Element: The Regional Housing Needs Assessment allocation for the 2008-2014 Housing Element period is 3,340 units. The income distribution of this RHNA is shown in Exhibit 2.

Housing Construction: There was 1 new unit permitted in the city during 2010. The income distribution of these units is: 0 very low income units; 0 low income units; 0 moderate income units; and 1 above moderate income unit.

At-Risk Housing Preserved: In 2010, the city did not preserve any at-risk housing.

2008 – 2014 RHNA Progress: Through new construction the city created 1,392 housing units, or 42 percent of the overall RHNA. Specifically, the city provided 58 very low income units, 608 low income units, 279 moderate income units, and 447 above moderate income units. The city has a remaining RHNA of 1,948 units, which can be met either by production between 2006 and June 30, 2014, the rehabilitation of low income residential units, or the provision of residential sites that can facilitate and encourage the development of new units meeting the various income levels. Due to technicalities in state law, Camarillo cannot receive credit for 76 very low income units that were preserved when the “at-risk” 30-unit Mira Vista Village apartments were purchased toward achieving the RHNA goal.

EXHIBIT 2

2008-2014 Housing Element (RHNA: January 1, 2006 – June 30, 2014)

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	727	591	687	1,335	3,340
Units Constructed 2006	10	150	255	369	784
Units Constructed 2007	0	68	24	64	156
Units Constructed 2008	47	75	0	13	135
Units Constructed 2009	1	32	0	1	34
Units Constructed 2010	0	283	0	0	0
Total Units Constructed	58	608	279	447	1,392
Remaining RHNA	669	(17)	408	888	1,948
% Accomplished	8%	103%	41%	33%	42%
Mira Vista Village*	76	0	0	0	76
Residential Rehabilitation	13	7	0	0	20

*The City of Camarillo in 2006 assisted the Area Housing Authority in purchasing the 305 unit Mira Vista Village apartments. The apartments were identified in the General Plan Housing Element as being "at-risk" and needed assistance by the City in preserving their affordability. The Department of Housing and Community Development is unable to count the units in the Housing Element due to technicalities in State law.

(See Table B, for a summary of RHNA progress for the Housing Element period.)

Program Implementation Status

Program-by-Program Review: The City Council adopted the Housing Element on May 13, 2009, and the State Department of Housing and Community Development certified the Housing Element on August 13, 2009. Since then, the City has begun implementing the new housing programs as well as continued to provide the ongoing programs.

(See Table C –for a detailed program-by-program review of implementation status as of December 31, 2010.)

Development Review: During 2010 the City approved a four-lot single-family development (LD-515, Gumbert).

(See Table D, for a list of development applications in 2010 and their disposition.)

Jurisdiction _____ Reporting Period _____

Table A
State of California
Annual Building Activity Report Summary – New Construction
Very Low-, Low-, and Moderate-Income Units and Mixed-Income Multifamily Projects

**Note: This field is voluntary.*

Jurisdiction Camarillo
Reporting Period 1-Jan-10 - 31-Dec-10

Table A2

**Annual Building Activity Report Summary – Units Rehabilitated, Preserved and Acquired Pursuant
To GC Section 65883.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its Housing Element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65883.1(c)(1).

Activity Type	Affordability by Household Incomes			(4) Description of Activity, including Housing Element Program	Reference
	Very Low Income	Low Income	Moderate Income		
(1) Rehabilitation Activity	13	7	0	20	Program 23 Residential Rehabilitation Program proposed to preserve and conserve the City's affordable housing stock; facilitate rehabilitation of 4 extremely low, 3 very low, and 3 low income units during the planning period. During 2010 Camarillo rehabilitated 20 units including 5 extremely low, 8 very low, and 7 low income units.
(2) Preservation of Units At-Risk				0	None
(3) Acquisition of Units				0	None
(5) Total Units by Income	13	7	0	20	

Table A3
 Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2-4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. No. of Infill Units*
Number of Units Permitted for Moderate						0	None
Number of Units Permitted for Above Moderate	1				1	1	

*Note: This field is voluntary.

Jurisdiction Camarillo
 Reporting Period 1-Jan-10 - 31-Dec-10

Table B
State of California
Department of Housing and Community Development
Regional Housing Needs Allocation Progress
Permitted Uses Issued by Affordability

		Total Remaining RHNA by Income Level											
		2006	2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)		
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low		Deed Restricted	10		47							57	669
		Non-Deed Restricted	727			1						1	
Low		Deed Restricted	150									150	(17)
		Non-Deed Restricted	591		68	75	32	283				458	
Moderate		Deed Restricted	255	24								279	
		Non-Deed Restricted	687									408	
Above Moderate		1,335	369	64	13	1						447	888
		Total RHNA by COG.											
		Enter allocation number:											
Total Units		►	►	►	►	►	►	►	►	►	1,392	1,948	
Remaining Need for RHNA Period		►	►	►	►	►	►	►	►	►			

Table C
State of California
Department of Housing and Community Development
Program Implementation Status

Housing Programs Progress Report – Government Code Section 65583			
Describe progress of all programs, including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as identified in the Housing Element.			
Program Description <i>(by Housing Element Program names)</i>	Name of Program	Objective	Status of Program Implementation
1. Affordable Housing Agreement	Maintain a long-term supply of affordable housing and preclude windfall profits.	Ongoing	The City has implemented affordable housing agreements with a variety of programs for over 30 years. In the last year, Camarillo has had several affordable homes resale in the last year and the affordability agreement was transferred to the new home owners.
2. Design of Affordable Housing	Minimize difference between affordable and market rate units.	Ongoing	Camarillo continues to review residential developments to ensure that the affordable units have similar exterior treatments as the market rate units.
3. Encouragement of Elderly, Affordable, and Rental Housing through Residential Development Control System Criteria	Increase the supply of elderly affordable or rental housing through the residential development control system.	Ongoing	Camarillo has used the Residential Development Control System as a tool in providing affordable housing for over 25 years. In 2010 the City did not allocate units under the residential development control system.
4. Maintenance of Density Balance	Provide a variety of densities and housing types in new developments.	Ongoing	Camarillo continued to provide for a residential mix in new developments. All developments approved in 2010 were developed at the density range designated in the General Plan.
5. Second Units	To provide rental units for low-income households.	June 2010	The Housing Element was not certified by the State until August 2009, and delayed our program implementation. The City updated the second residential handout material in 2010.
6. Fair Housing Practices	To discourage discriminatory housing practices in the City of Camarillo.	Ongoing	During 2010 the City continued to offer fair housing services to Camarillo residents. The fair housing services were provided by the Housing Rights Center and is funded with CDBG funds.
7. Nonprofit Housing Organizations	To maximize the uses of all housing resources to assist affordable housing and to conduct an annual housing forum where all non-profits and housing providers are invited to discuss housing opportunities in the City of Camarillo.	Ongoing	Camarillo continues to coordinate with non profits and housing providers to see that all housing resources are used to assist affordable housing. The City on January 19, 2010 held a Housing Forum at the Camarillo Library.
8. Article 34 Authority	Compliance with Article 34 to develop, construct, or acquire low rent housing projects.	Ongoing	Camarillo continues to monitor its compliance with its Article 34 Authority.
9. Maintenance of Housing stock.	To maintain and preserve existing housing stock.	Ongoing	Camarillo during 2010 continued to provide a proactive code enforcement program.
10. Affordable Housing Site Criteria	To ensure the appropriate location and environment for affordable housing.	Ongoing	The City did not approve any affordable housing projects in 2010. Had the City done so it would have made sure the sites were an appropriate location and environment for affordable housing.

11. Preservation of Existing Affordable Housing	To ensure the long-term preservation of affordable housing.	Ongoing	Camarillo continues to monitor the affordable housing agreements as well as at-risk housing developments to make sure that affordable housing opportunities are maintained.
12. Section 8 Fair Market Rents	To ensure that Section 8 Housing assistance Payments support local rent levels.	Ongoing	The City is a member of the Area Housing Authority of the County of Ventura that maintains the Section 8 housing program in Camarillo.
13. Revenue Bonds/Tax Credits	To ensure successful applications for tax credits and revenue bonds to facilitate the construction and preservation of affordable housing.	Ongoing	There were not any applications for revenue bonds/tax credits for affordable housing in 2010. Had there been any applications the City would have supported the preparation of the applications.
14. Density Bonus	To ensure compliance with State law and to encourage utilization of the density bonus and other incentives for the provision of affordable housing.	June, 2010	The Housing Element was not certified by the State until August 2009, and delayed our program implementation. As a result the implementation of the program has been delayed. The City plans to complete this task by December 2011.
15. Right of First Refusal	To facilitate the provision of affordable housing.	Project by project	During 2010 the City did not use its right of first refusal to acquire sites for affordable housing.
16. Community Development Block Grant	Support the City's continuum of care that addresses homelessness, fair housing, public service programs, affordable housing, and residential rehabilitation.	Ongoing	Camarillo continued to support its "continuum of care" as well as the fair housing, economic development, and residential rehabilitation programs with CDBG funds in 2010.
17. Inclusionary Housing Program	Provide low-income units within new housing developments with a total of 50 units of low-income housing within the time frame of the Housing Element.	June, 2010	The Housing Element was not certified by the State until August 2009, and delayed our program implementation. Camarillo intends to amend the Municipal Code by December, 2011 to address the State Inclusionary Housing provisions. In the interim the City will continue to adhere to state law regarding inclusionary housing.
18. Emergency Shelter and Transitional Housing	To develop objective standards to regulate emergency shelters as provided for under Senate Bill 2.	June, 2010	The City in 2010 amended the Municipal Code to be in compliance with SB 2.
19. General Plan Amendments	To provide opportunities for affordable housing commensurate with the City's regional housing need.	Ongoing	For over 30 years Camarillo has provided for affordable housing opportunities as part of General Plan amendments. No change is anticipated.
20. Farmworker Housing	To provide opportunities for farmworker housing.	August, 2009 and ongoing	The Housing Element was not certified by the State until August 2009, and delayed our program implementation. The City in 2010 updated the farmworker housing procedure guide to include revisions in the California Health and Safety Code. The farmworker housing procedure guide will be presented at the Housing Forum in January, 2011. Camarillo intends to amend the Municipal Code in 2011 to address revisions in State law regarding farmworker housing.
21. Design Flexibility	To facilitate the development of housing for lower-income households and insure that development standards do not unnecessarily constrain the development of such housing.	Ongoing	The City in 2010 assisted the McGrath family in building farmworker housing in the Ventura County unincorporated area by providing sewer service without which due to high ground water the housing could not be built.
22. Reasonable Accommodation Ordinance (Persons with disabilities)	To facilitate the processing of requests to reduce architectural or other regulatory obstacles for persons with disabilities.	June 2010	Camarillo has been implementing this program for many years. No change is anticipated.
			The City will adopt a Reasonable Accommodation Ordinance to facilitate the processing of request and provide exceptions in zoning and land use regulations for persons with disabilities. The goal was to achieve this by

			June, 2010. Since the Housing Element was not certified by the State until August 2009 the programs implementation has been delayed.
23. Residential Rehabilitation Program	To preserve and conserve the City's affordable housing stock; facilitate rehabilitation of 4 extremely low, 3 very low, and 3 low income units during the planning period.	Ongoing	During 2010 Camarillo rehabilitated 20 units including 5 extremely low, 8 very low, and 7 low income units.
24. Preservation of Mobile Home Parks	To retain affordable housing opportunities in mobile home parks, wherever feasible.	Ongoing	The Camarillo Mobile Home Park's subdivision application was approved and the Casa del Norte application was withdrawn. The City will monitor the Camarillo Mobile Home Park to see what form of assistance can be offered to assist residents purchase their lot. The park owner has offered to extend the residents lease and as a result the impact on residents should be minimized.
25. Definition of Families	To ensure that the Municipal Code definition of family is consistent with current law and does not constrain the development, maintenance, and improvement of housing for persons with disabilities.	June, 2010	The City amended the Municipal Code definition of family in August, 2010.

**Jurisdiction City of Camarillo
Reporting Period 2010**

**Table D
Housing Development Status**

Part Two	List Development Applications	Status	Comments
	Bella Vista, T-3318	Completed/Under Construction	Residential – a portion of the project has been completed with additional units under construction
	La Marina, T-3990	Completed/Under Construction	Residential – a portion of the project has been completed with additional units under construction
	Garnidale, T-4103	Completed/Under Construction	Residential – a portion of the project has been completed with additional units under construction
	Garnidale, T-4104	Complete/Under Construction	Residential – a portion of the project has been completed with additional units under construction
	Spanish Hills, T-4227	Completed/Under Construction	Residential – a portion of the project has been completed with additional units under construction
	Standard Pacific (Easton Crossing), T-5367	Completed/Approved	Final units are waiting on the completion of flood control improvements.
	D.R. Horton (Cedar Creek), T-5368	Completed/Approved	Final units are waiting on the completion of flood control improvements.
	D.R. Horton, CUP-281	Approved	Mixed Use
	Hiji, T-5753/CUP 307	Approved	Mixed Use
	Mammana, T-5724	Approved	Residential
	Gumbert, LD-515	Approved	Residential
	Borchard Apts., RPD-173	Pending	Residential
	Keshmehsian, T-5349	Pending	Residential
	Laro, T-5561/RPD-172	Pending	Residential
	Laro, T-5561/RPD-183	Pending	Residential

Table D
Housing Development Status

Part Two	List Development Applications	Status	Comments
	Laro, T-5561/RPD-184	Pending	Residential
	Laro, T-5561/RPD-185	Pending	Residential
	Ran Rancho Townhomes, T-5671/RPD-176	Pending	Residential
	Ran Rancho Townhomes, T-5671/RPD-177	Pending	Residential
	Ran Rancho Townhomes, T-5671/RPD-178	Pending	Residential
	Ran Rancho Townhomes, T-5671/RPD-179	Pending	Residential